120.0	0010	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	947,900 / 947,900
					USE VALUE:	947,900 / 947,900
					ASSESSED:	947,900 / 947,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
79		MORNINGSIDE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MURRAY MARILYN B/TRUSTEE
Owner 2:	79 MORNINGSIDE DR NOMINEE RLTY
Owner 3:	TRUST
Street 1:	79 MORNINGSIDE DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MURRAY JAMES R & MARILYN B -
Owner 2:	-
Street 1:	79 MORNINGSIDE DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .462 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1960, having primarily Wood Shingle Exterior and 1674 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	20133.000	231,100		716,800	947,900
Total Card	0.462	231,100		716,800	947,900
Total Parcel	0.462	231,100		716,800	947,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 566.11 | /Parcel: 566.11

Legal Description

User Acct 77589

GIS Ref

GIS Ref

Insp Date 10/26/18

Entered Lot Size

Total Land:

Land Unit Type:

!9314!

PREVIOUS ASSESSMENT

Parcel ID: 120.0-0010-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	231,100	0	20,133.	716,800	947,900		Year end	12/23/2021
2021	101	FV	231,100	0	20,133.	716,800	947,900		Year End Roll	12/10/2020
2020	101	FV	231,100	0	20,133.	716,800	947,900	947,900	Year End Roll	12/18/2019
2019	101	FV	211,900	0	20,133.	716,800	928,700	928,700	Year End Roll	1/3/2019
2018	101	FV	211,900	0	20,133.	614,400	826,300	826,300	Year End Roll	12/20/2017
2017	101	FV	211,900	0	20,133.	573,400	785,300	785,300	Year End Roll	1/3/2017
2016	101	FV	211,900	0	20,133.	491,500	703,400	703,400	Year End	1/4/2016
2015	101	FV	190,700	0	20,133.	440,300	631,000	631,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:51:19

LAST REV

Date	Time
02/19/19	13:10:08
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9314

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURRAY JAMES R	1457-17		7/28/2014	Convenience	99	No	No		
	634-81		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	77589
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	Inspected	PH	Patrick H
10/22/2018	MEAS&NOTICE	CC	Chris C
2/24/2009	Meas/Inspect	163	PATRIOT
2/23/2009	Meas/Inspect	163	PATRIOT
3/31/2000	Inspected	264	PATRIOT
2/16/2000	Measured	268	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		20133		Sq. Ft.	Site		0	70.	0.51	4									716,789						716,800	

Total AC/HA:	0.46219	Total SF/SM:	20133	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	716,789	Spl Credit		Total:	716,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.01052248
Adj $ / SQ:	129.600
Other Features:	88500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	334965
Depreciation:	103839
Depreciated Total:	231126

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	

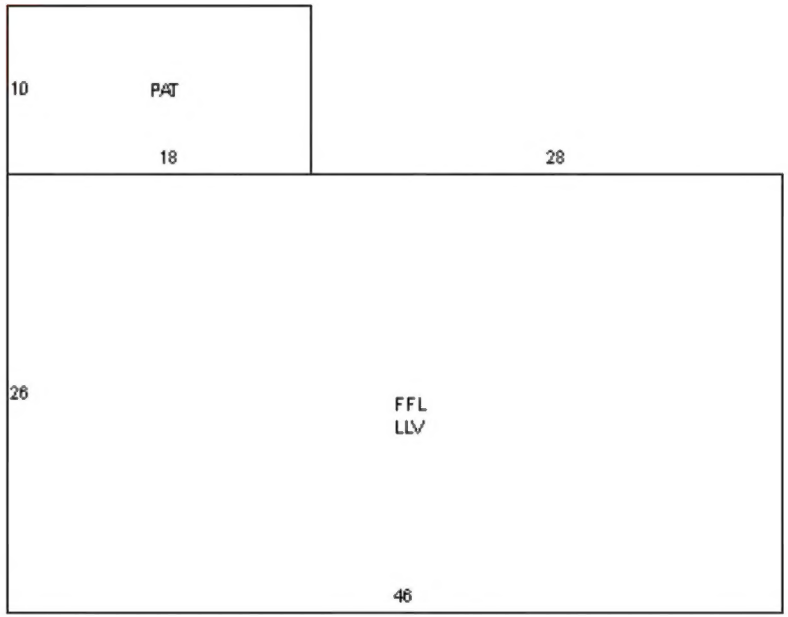
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	129.60
Special Features:	0	Val/Su Net:	89.85
Final Total:	231100	Val/Su SzAd	193.23

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,196	129.600	155,001
LLV	Lower Level	1,196	75.820	90,676
PAT	Patio	180	4.380	788

Net Sketched Area:	2,572	Total:	246,465
Size Ad	1196	Gross Area	2572	FinArea	1674
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	40	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

120.0-0010-0001.A

IMAGE

AssessPro Patriot Properties, Inc